



Staffordshire County Council
Town and Country Planning Act 1990
Development Management Procedure Order 2015

To: Staffordshire Moorlands
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Application Type: FULL

Applicant:

Mr R Fisher The Yard Back Lane, Belle Vue, Leek, ST13 8ER

Officer: David Plant

Our Reference: SMD20260380

District Reference: SMD/2026/0380

Date Received: 27-Aug-2026

Date Responded: 16-Sep-2026

Particulars of Development:

Erection of replacement vehicle repair workshop

Location of Development:

The Yard Belle Vue Road, Leek

Recommendation Summary: Conditional

Site Visit Conducted on: 09-Sep-2026

1. Adequate parking shall be provided for the use of the site and retained for the life of the development.

REASON

To comply with NPPF Policies; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety; to avoid uncontrolled parking to the detriment of neighbours and road users.

NOTES TO PLANNING OFFICER

Application is for a replacement vehicle repair workshop.

Site is an existing vehicle repair garage and scrapyard. Proposed building will replace an existing building in the same location. Access is to remain unaltered.

A small number of parking spaces are shown, though there is additional space within the site for parking of more vehicles. Condition recommended above is intended to avoid unrestricted parking which may adversely affect neighbours.

Back Lane is a private road. Red line does not connect to the public highway.

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority